

MEMORANDUM FOR: Chief, Real Estate & Construction Division,
OL

FROM:

Chief, Headquarters Engineering Branch,
RECD/OL

SUBJECT: SAFE Phase II Computer Center

1. As you are aware, the new required completion date for the Phase II SAFE computer center is 1 October 1983. To date the redesign effort for the Phase II area is not complete. The latest A-E 100 percent submittal was rejected by GSA and a resubmittal is scheduled for 10 September 1983. As a result of the GSA/CIA 25 August 1982 Phase II Time and Performance meeting, the construction time period for the SAFE area has been set at six months (180 days). The construction completion time for the SAFE UPS and UPS battery areas has been set for 30 days after the UPS is delivered on site between 1 June 1983 and 15 December 1983.

2. In order to meet the 1 October date with a six month construction period, three month contract award period, and a minimum of two months for construction slippage (the two-month period is the best it is felt can be realistically obtained at the present time given the present A-E and GSA levels of response, a more desirable slippage period would be six months), the redesign work must be completed and reviewed no later than 1 November 1983. Based on our past experience, chances are good this date will not be met if we proceed with the present A-E and his performance does not significantly improve. Once the construction contract is let, the normal problems encountered in getting GSA and the contractor to meet the required date can be expected. Added complications to the Phase II project are the life/safety systems which are being redesigned in total and must be carefully coordinated and installed to function properly.

3. In order to improve our chances in meeting the 1 October 1983 date the following actions are recommended:

a. Agency management must place sufficient pressure on GSA to ensure expeditious review of the A-E redesign drawings and specifications and ensure GSA is aware that the 1 October 1983 date is firm and must be met.

b. If the A-E's latest submittal is not acceptable or the A-E does not provide a submittal prior to mid-September, one option the Agency could exercise would be to contract directly with another A-E to "finish" the

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drawings and specifications (time permitting, this could be accomplished most quickly under the current FY-82 Kidde contract at an estimated cost of \$25,000). Agency pressure would still have to be placed on GSA to expeditiously review the finished drawings and specifications to allow contracting procedures to begin by 1 November 1982. Another option would be to allow the drawings and specifications to go out "as is," then contract with an A-E in FY-83 to make all necessary corrections to be issued as a change order to the construction contract. SAFE would then have to be notified of the requirement for the additional funds which would be required. This option would save the GSA review time (2-3 weeks) which would be required if the drawings and specifications were changed by an Agency A-E and would allow the GSA contracting procedures to begin sooner.

c. GSA will be requested via letter to provide additional inspection on this project. Verbally, GSA has already indicated additional inspectors will not be available; however, GSA indicated that their fire and safety staff could be tasked (at additional cost) with inspecting the project periodically instead of only at the end of construction. Due to the complexity of the life/safety systems (even assuming an acceptable design is obtained), it must be assumed the life/safety systems submittal by the contractor will be, at best, incomplete, and that a significant amount of time will be required to check the submittal and ensure corrections are made and the various systems are coordinated and installed properly. To this end, and due to the heavy HEB workload, it is recommended an outside consultant be hired to check the life/safety system submittals and monitor construction and the final test. The best method of obtaining this service would be to let a contract for an amount up to \$25,000 for general inspection services. Under this method, other disciplines in addition to the life/safety consultant could be used if required.

d. GSA will be requested to hold periodic joint contractor/GSA/CIA status meetings during the construction period to monitor construction progress.



STAT

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

SAFE Phase II Computer Center

FROM

C/HEB/RECD/OL
3E24 Headquarters

EXTENSION

NO.

DATE

1 September 1982

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1.

C/RECD/OL
2F09

9/2

9/2

ATZ

To 1. The attached was written in advance of your telephone conversation with

2.

3.

4.

5.

16 29/2/82

6.

7.

8.

9.

10.

01 SEP 1982

11.

Chuck!

12.

IN MY ABOVE CONVERSATION WITH [REDACTED] HE SAID

13.

[REDACTED] WOULD CALL YOU AND DISCUSS THEIR FIRE SAFETY PEOPLE'S DIFFERENCES WITH YOUR POSITION. IF HE HAS NOT YET CALLED

14.

YOU, PLEASE CALL HIM IMMEDIATELY SO YOU ARE AWARE OF THE DEGREE OF SUCH DIFFERENCES, AND, WHETHER YOU CAN LIVE WITH ~~THEIR~~ THEIR POTENTIAL RESULTS, OR, WHETHER OTHER

15.

MUTUALLY AGREED UPON DIRECTIONS SHOULD BE GIVEN TO THE A&E AT THIS TIME WHILE DESIGN IS BEING COMPLETED.